

NORTH OF SUNSET BOULEVARD (Map Sheet 5)

1. ANTELOPE LAKES ESTATES

Owner: George Ganiats Phone: (916) 624-0206
3020 Sunset Hill
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Rd., Suite 10
Rocklin, CA 95677

Zoning: PD-Residential (6 dwelling units per acre)

Location: The northerly terminus of Park Drive, west of Johnson Springview Park, east of
Antelope Creek Park, and south of Village Oaks Drive.
APN's 016-020-017, -021

File #: SD-91-09

Area: 38.1 acres; 4.5 acres - to be subdivided into 18 single family lots 0.9 acres - park
site; 32.7 acres - unsurveyed remainder

Status: The application was approved by City Council on March 24, 1992. An extension
was granted on May 7, 1996. This map expired on March 24, 1998. This
property was subsequently purchased by the City for open space.

2. OAKRIDGE PHASE II

Owner: John Mourier Phone: (916) 786-3040
1830 Vernon St.
Roseville, CA

Zoning: PD-R (Planned Development-Residential)

Location: Northeast of Oakridge Drive, at the terminus of Willard Way.
APN 010-190-092

File #: SD-90-03

Area: 3.2 Acres

Status: Applications were submitted in 1987 and 1988 for multi-family units. In 1990 an
application was made for a single-family subdivision. None of the applications
have been pursued through the approval process. There is no current application
for the property.

3. COLISH SUBDIVISION

Owner: Caramazza Development Company Phone: (916) 289-1416
9330 Cherry Avenue Fax: (916) 989-5309
Orangevale, CA 95662

Applicant: Burrell Consulting Group, Inc. Phone: (916) 783-8898
Jerry Alass Fax: (916) 783-8222
1001 Enterprise Way, Suite 100
Roseville, CA 95678

Zoning: R 1-6

Location: Hawes Way & Bolton Way, Rocklin, CA
APN 010-220-014

File #: SD-2004-01, TRE-2004-18

Area: 2.3 acres

Proposal: Approval of a Tentative Map for an 8 single-family lot subdivision.

Status: The Planning Commission recommended approval on September 21, 2004. City Council approved the project on October 26, 2004.

4. OAK ROCK ESTATES

Owner: Jack and Geneva Barker Phone: (530) 885-6619
304 Hammond Drive
Auburn, CA 95603

Applicant: Burrell Engineering Group, Inc. Phone: (916) 536-1900
11344 Coloma Road, Suite 435
Gold River, CA 95670

Project: 13 single-family lots

Zoning: PD-6 (6 dwelling units per acre)

Location: The corner of 2nd and "C" Street.
APN 010-210-19

File #: PDG-94-05, Z-94-04, SD-94-04, SPU-96-02, DR-2000-05

Area: 2.24 acres

Status: An application for a single family residential project, containing 13 lots, was recommended for approval by the Planning Commission on March 19, 1996, and was approved later by the City Council on August 27, 1996. Planning Commission, on September 1, 1998, approved a one year time extension. The

project was extended a second time by the City Council and was set to expire on August 27, 2000. The Planning Commission approved DR-2000-05 on October 3, 2000. Homes are now constructed and the project is built-out.

5. THE SUMMIT

Owner: Rocklin Summit, LLC Phone: (916) 791-9001
699 Washington Blvd.
Roseville, CA 95678

Location: East of the Clover Valley developments, west of Green Valley Ranch, north of
Midas and Mountain View.
APN's 030-050-013, 030-060-005, 030-140-028

File #: GPA-99-11

Area: 144 acres

Zoning: RE-20 (Residential Single-family 20,000 square-foot minimum lots)
OA (Open Area)
R1-12.5 (Residential Single-family, 12,500 square-foot minimum lots)

Project: Requesting approval of an amendment to the Circulation Element of the Rocklin
General Plan.

Status: The application is pending.

6. YANKEE HILL SUBDIVISION

Owner: George Tsakapoulis Phone: (916) 972-7000
7423 Fair Oaks Boulevard, Suite 12
Carmichael, CA 95608

Applicant: Land Development Services Phone: (916) 624-7962
Attn: William E. Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677

Zoning: PD-3 (3 dwelling units per acre)

Location: East of Yankee Hill and just north of Pacific Street.
APN's 045-010-024, -025, -026, -031, -032, -033, -034

File #: SD-87-17, SD-95-01, SPU-95-07
SD-95-01A, SPU-95-07A

Area: 78.6 acres

Project: Construction of 199 single-family lots and a 3.5-acre park site.
(SD-95-01A, SPU-95-07A - Applicant has returned with a modification to the Tentative Map and Development Standards of the Specific Plan Use Permit.)

Status: Final EIR and General Plan Amendment and Subdivision Map approved by City Council November 13, 1990, and extended to December 11, 1995. An application for a modification was submitted to the City on July 8, 1995. The revised project was recommended for approval by the Planning Commission December 19, 1995, and was approved by the City Council February 13, 1996. The map was extended by the City Council on April 13, 1999. The project is now under construction.
Tentative Map DL-2003-02 was approved on May 20, 2003.

7. COMMUNITY COVENANT CHURCH

Proponent: California Conference of the
Evangelical Covenant Church
5140 Topaz Avenue
Rocklin, CA 95677
Phone: (916) 624-1690

Location: 5140 Topaz Ave.
APN 016-150-007

Zoning: R1-7.5 (Residential Single Family 7,500 Square Feet Minimum Lots)

File #: U-96-10

Area: 4.047 acres

Building area: Existing: 9,799 square feet
Proposed: 1,983 square feet (addition)

Proposal: Addition of 210 seats to the existing 160 seats for a total of 370 seats; addition to the church of 1,983 square feet and installation of four modular buildings to be used as classrooms. Addition of 29 parking spaces to meet parking requirements for the church.

Status: The Planning Commission on February 4, 1997 approved the project.

8. NORTHWEST CORNER OF PACIFIC STREET & MIDAS AVENUE

Owner: Southern Pacific Transportation Company
49 Stevenson Street, 15th Floor
San Francisco, CA
Phone: (415) 541-7053

Applicant: Sierra Olympus Construction
8265 Sierra College Boulevard, Suite 300
Rocklin, CA 95677
Phone: (916) 791-5385

Zoning: PD-C (Commercial)
PD-LI (Light Industrial)

The PD-C zoning is limited to proposed Parcel A, while Parcels B, C, D, E, and F are zoned PD-LI. (The property is covered by PDG-94-03)

General Plan: The general plan designation for the property is retail commercial for the portion of the property to become proposed Parcel A, and light industrial for the portion of the property that would become proposed Parcels B, C, D, E, and F.

Location: The subject property is generally located at the northwest corner of Midas Avenue and Pacific Street.
APN's 010-010-006, 007, 010-080-001

File #: SPU-98-14, DL 98-06, SPU-98-14A, SPU-98-14B

Area: 19.069 acres

Proposal: An application to approve a Specific Plan Use Permit and Tentative Parcel Map for a 19.069 (gross) acre parcel. Said Tentative Parcel Map to subdivide the property into 6 parcels and the Specific Plan Use Permit is to approve Light Industrial buildings on Parcels B, C, D, E, and F.

There was previously a lumber mill processing facility, gas facility, and yard on the site. Access to the proposed parcels is proposed to be from Pacific Street and Yankee Hill Road.

Proposed Site Development					
Proposed Parcel	Parcel Area (acres)	Zoning	Proposed Building Size (Square Feet)	Proposed Parking (Spaces)	Proposed Use
A	6.042	PD-C	none	none	None
B	5.250	PD-LI	8,680 warehouse 4,320 office	56	U.S. Rentals: warehouse, office, batch plant, construction equipment rental and storage, diesel fueling storage tank(s)
C	1.245	PD-LI	22,331	26	Warehouse
D	1.212	PD-LI	20,252	26	Warehouse
E	1.138	PD-LI	17,856	28	Warehouse
F	1.265	PD-LI	12,920	27	Warehouse

The proposed project includes construction on Parcels B, C, D, E, and F of one-story concrete tilt-up buildings of up to 30 feet in height, fencing, landscaping, parking, and access driveways. Hours of operation will be from 6:00 AM to 6:00 PM.

Status: The Planning Commission on April 6, 1999 approved the project. All the buildings are currently built, with exception to Parcel C which was subsequently approved for parking for Kniesels Automotive.

9. PACIFIC STREET REZONE

Owners: Southern Pacific Transportation Company
C/o Mark Bonfigli
Southern Pacific Building
1 Market Plaza, Suite 912
San Francisco, CA 94105

Ralph Trimm
4490 Pacific Street
Rocklin, CA 95677

Applicant: City of Rocklin

Location: West side of Pacific Street, north of Midas Avenue and south of Yankee Hill Road. Between Midas Avenue and Yankee Hill Road.
APN's 010-010-006, 010-010-007, 010-040-025, 010-080-001, 010-010-005

File #: GPA-93-02, Z-93-01, PDG-94-03

Area: 30 acres

Zoning: Proposed: 2 to 5 acres on the northwest corner of Midas Avenue and Pacific Street: Planned Development: Commercial (PD-C); 25-28 acres between Midas and Yankee Hill east of Pacific Street: Planned Development: Light Industrial (PD-LI).

Proposal: A General Plan Amendment, Rezoning and General Development Plan to change the 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street to Planned Development, Commercial and to approve development standards and uses for that property, and to change the remainder of the 30 acres (approximately 25-28 acres) to planned development, light industrial, and establish development standards for that property.

Status: The project was recommended for approval by the Planning Commission on July 19, 1994, and was approved by the City Council on September 13, 1994.

10. OLD HIGHWAY 40 BUSINESS PARK (PARCELS 1 –3)

Owner: Fillner Construction, Inc. Phone: (916) 372-1985
Steve Welge
3633 Seaport Blvd
West Sacramento, CA 95691

Applicant: RHL Design Group, Inc. Phone: (916) 646-4003
Roy W. Pedro
650 Howe Avenue, Suite 504
Sacramento, CA 95825

Zoning: PD-LI (Light Industrial)

Location: 4700 Yankee Hill Road.

File #: DR-2002-24, DL-2002-04, DL-96-03 (expired Parcel Map)

Area: 10.012 acres

Proposal: Request approval of 20,000 square foot light industrial plus 8,000 square feet of offices and 8,527 square feet of light industrial buildings with associated offices. Development will encompass an open equipment/RV storage area at west corner of the site. 10,600 light industrial building with associated offices.

Status: The project was approved by the Planning Commission on May 6, 2003.

11. YANKEE HILL INDUSTRIAL PARK

Owner: David Rossi
Yankee Hill Industrial Park
4350 Yankee Hill Road
Rocklin, CA 95677

Applicant: Land Development Services Phone: (916) 624-1629
4240 Rocklin Rd., Suite 10
Rocklin, CA 95677

Zoning: PD-LI (Light Industrial)

Location: East of Yankee Hill Road, south of Antelope Creek.
APN 045-020-01

File #: SPU-90-37

Area: 3.7 acres

Proposal: Industrial complex with 46,000 square-feet of building area, designed as a condominium complex.

Status: This project was approved by City Council February 2, 1988, and extended to February 9, 1991. Planning Commission, on April 2, 1991, approved a request for a modification and extension. The buildings are completed and businesses have opened.

12. WYATT INDUSTRIAL PARK

Owner: Mr. & Mrs. James Wyatt
4231 Pacific Street, Suite 4
Rocklin, CA 95677

North of Sunset

Applicant: Burrell Engineering Phone: (916) 969-1900
6939 Sunrise Boulevard, Suite 121
Citrus Heights, CA 95610

Zoning: PD-LI (Light Industrial)

Location: 4205 Delmar Avenue
APN's 045-320-001 thru 006

File #: DL-88-05

Area: 4.18 acres

Proposal: A 6-lot industrial park

Status: The Tentative Map was approved May 17, 1988. The Final Map has recorded, and the site improvements are completed.

13. ROCKLIN RANCH INDUSTRIAL PARK

Developer: Hofmann Construction Co. Phone: (916) 451-2929
3600 Power Inn Road
Sacramento, CA 95826

Location: East of Del Mar Avenue, approximately 900 feet north of Taylor Road.
APN 045-350-001-019

File #: SD-88-06, DR-89-10, DR-89-11, DR-90-10, DR-90-09, DR-97-05, DR-97-02,
DR-97-06, DR-97-08, DR-98-01, DR-98-02, DR-98-03, DR-98-04, SPU-2000-
15.

Area: 16.5 acres

Zoning: PD-LI (Light Industrial)

Proposal: Light Industrial Subdivision consisting of 16 lots

Status: The Tentative Subdivision Map and the original Specific Plan Use Permit was approved by the City Council on September 27, 1988. The Final Map has since been recorded, and the industrial park is in process of development. The Planning Commission approved a Design Review application for the construction of the Delta Horseshoe building in May of 1997.

The Nauman building located on Lot 8, and the Tilton building, located on Lot 11, both received approvals for Design Review by the Planning Commission on September 2, 1997. The buildings are now complete.

Sonoran Roofing, at 4151 Citrus Avenue (APN 045-350-007), was processed and approved by the Planning Commission on November 4, 1997.

Tribex Inc., a paper laminating company, is processing an application for a 21,120 square-foot building (plus an additional 12,100 s.f. for future expansion) on lot 9. It was approved by the Planning Commission on April 7, 1998. Other Planning Commission approvals for buildings in the Rocklin Ranch Industrial Park are the Logan Smith Machine Shop, approved July 29, 1998, and Alpine Aire Foods and SJS Products buildings, both approved on August 4, 1998. Alpine Aire Foods II was approved on January 8, 1999.

14. DELMAR WOODS INDUSTRIAL PARK

Owner: Norman and Antoinette Alvis Phone: (916) 482-8623
3630 Auburn Boulevard
Sacramento, CA 95821

Engineer: Frost, McCormick & Houston Phone: (916) 967-9999
7806 Uplands Way
Citrus Heights, CA 95618

Zoning: PD-LI (Light Industrial)

Location: East of Delmar Avenue, approximately 1200 feet north of the tracks.
APN 045-390-001-015

File #: SD-89-12

Acreage: 31.32 gross acres

Proposal: 24 one-acre minimum light industrial lots; 2 two-acre minimum LI lots

Status: A Tentative Map was approved by City Council on March 27, 1990. The Final Map has recorded. The City Corporation Yard is located in the industrial park.

15. R.U.S.D. MAINTENANCE & FOOD SERVICES

Owner: Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: Rocklin Unified School District Phone: (916) 624-2428
Sue Wesselius
2615 Sierra Meadows Drive
Rocklin, CA 95677

Zoning: LI

Location: APN's 045-010-043 and 045-010-044

File# DR-2003-12

North of Sunset

Area: 5 +/- acres

Proposal: Approval of design review to construct a 15,000 square foot Maintenance building and a 5,000 square foot Food Services building on front 2 ½ acres.

Status: The project was approved by the Planning Commission on January 20, 2004.

16. SUNSET HEIGHTS

Developer: Southfork Partnership
2150 Douglas Boulevard
Roseville, CA 95678
Phone: (916) 783-3300

Engineer: Morton & Pitalo, Inc.
1788 Tribute Road, Suite 200
Sacramento, CA 95815
Phone: (916) 927-2400

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: East of Whitney Boulevard, opposite Crest Drive.

File #: SD-87-14

Area: 115 acres

Project: 291 single-family dwellings

Status: The project is built out.

17. SUNSET COUNTRY CLUB, UNIT 5

Developer: Coker-Ewing
2150B Douglas Boulevard
Roseville, CA 95678

Use: 41 single-family lots

Zoning: R1-12.5 (Residential Single Family 12,500 Square Feet Minimum Lots)

Location: East of Whitney Boulevard, south of Sunset Heights, north of Bonanza.
APN Bk. 16, Pg. 39

File #: SD-77-02

Area: 19.99 acres

Status: This project is complete.

18. ROCKLIN RIDGE ESTATES

Developer: John Mourier Phone: (916) 782-8829
1840 Vernon Street, Suite 9
Roseville, CA 95678

Zoning: R1-7.5 (Residential Single Family 7,500 Square Feet Minimum Lots)

Location: Northeast of Sunset Blvd., north of the golf course and southwest of the northern terminus of Whitney Blvd.
APN Bk. 370, Pages 7, 8, 9, 11, 12

File #: SD-87-08

Area: 39.4 acres

Proposal: Development of 132 single family lots

Status: Approved by the Planning Commission on January 9, 1985 and then by the City Council on March 4, 1985. The subdivision is built out.

19. FAIRWAY HEIGHTS

Owner: Antelope Estates Phone: (916) 624-4504
C/o Douglas Hanzlick
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Area: 56.44 acres

Location: Northeast of Sunset, and south of the golf course.
APN Bk. 16, Pages 47, 48, 50, 51, 53, 55

File #: SD-86-07

Zoning: PD-Residential (4 dwelling units per acre)

Proposal: 199 single-family lots

Status: Final Maps were recorded in six phases, and the project was built as a custom lot subdivision.

20. PACBELL WIRELESS COMMUNICATION FACILITY

Owner: Dean Hazen Phone: (808) 259-5277
P. O. Box 609
Rocklin, CA 95677

Applicant: Pacific Bell Wireless Phone: (916) 561-4037
3851 North Freeway Boulevard
Sacramento, CA 95834

Zoning: OA (Open Area)

Location: The subject property is generally located adjacent to the Placer County Water Agency tank located above Midas and Mountain View Drives.
APN 030-140-025

File #: U-99-06

Area: N/A

Proposal: An application to approve a Conditional Use Permit modifying previously approved Conditional Use Permit U-87-04 to allow Pacific Bell to mount six additional panel antennae on an existing monopole owned by AT&T with the related base equipment mounted on leased space within the existing fenced area at the base of the pole.

Status: The Planning Commission approved the application on September 7, 1999.

21. RCS WIRELESS

Owner: Placer County Water Agency Phone: (530) 823-4881
144 Ferguson Road
Auburn, CA 95604

Applicant: Roseville Telephone PCS Phone: (916) 772-3043
224 Vernon Street
Roseville, CA 95678

Zoning: OA (Open Area)

Location: The subject property is the PCWA water tank, located at 3217 Midas Ave.
APN 030-140-020

File #: U-98-07

Area: N/A

Proposal: An application to approve a Conditional Use Permit to allow the placement of three PCS cellular antennas on the existing Mountain View Drive P.C.W.A. water tank.

Status: The Planning Commission approved the project on March 16, 1999.

22. ROCKLIN RANCH BUSINESS PARK (PHASE 3)

Owner: Century Vision Developers, Inc. Phone: (916) 920-3666
4711 Pell Drive, Suite 1
Sacramento, CA 95838

Applicant: The Spink Corporation Phone: (916) 925-5550
2590 Venture Oaks Way
Sacramento, CA 95833

Zoning: PD-LI (Light Industrial)

Location: Monopoly Court and Delmar Road.
APN's 045-320-001, -002, -003, -004, -005, and -006

File #: SPU-99-27

Proposal: Approval of four industrial buildings measuring 7,488 square feet, 6,144 square feet, 7,200 square feet, and 22,993 square feet

Status: This application was approved on October 22, 1999. The buildings have been constructed and are currently leasing space.

23. PACIFIC POINT, LOT A

Owner: Pico Ranch Phone: (408) 248-8600
3707 Williams Road
San Jose, CA 95117

Applicant: Sierra Olympus Construction Phone: (916) 791-5385
C/o Richie Mauro
8265 Sierra College Boulevard, Suite 300
Roseville, CA 95661

Engineer: Wallace Kuhl & Associates, Inc. Phone: (916) 372-1434
3050 Industrial Boulevard
West Sacramento, CA 95691

Zoning: PD-C (Commercial)

Location: Corner of Pacific Street and Midas Avenue.
APN 010-010-018

File #: DR-2001-02, U-2001-02

Area: 6.04 acres

Proposal: An application requesting approval for a Conditional Use Permit and Design Review to develop approximately 92,000 square feet into retail, office/warehouse, and mixed-use.

Status: The application was received on February 16, 2001. The project is currently pending.

24. VAN DYKE FABRICATION

Owner: John and Barbara Van Dyke Phone: (916) 344-5221
5800 Roseville Road
Sacramento, CA 95842

Applicant: Champion Contractors, Inc. Phone: (916) 925-3434
C/o Chuck Purinton
1755 Helena Avenue, Suite C
Sacramento, CA 95815

Zoning: PD-LI (Light Industrial)

Location: 4185 Citrus Avenue.
APN 045-390-018

File #: SPU-2000-19

Proposal: Construct a 7,955 square foot warehouse and office building for light manufacturing of sheet metal products.

Status: The project was approved on October 11, 2000. Building Permits were issued for construction on August 27, 2001 and the project is now complete.

25. ROCKLIN RANCH INDUSTRIAL PARK, LOTS 6 & 7

Owner: Century Vision Developers, Inc. Phone: (916) 922-3600
4791 Pell Drive, Suite 1
Sacramento, CA 95838

Applicant: Comstock Johnson Architects, Inc. Phone: (916) 362-6303
10304 Placer Lane, Suite A
Sacramento, CA 95827

Zoning: PD-LI (Light Industrial)

Location: 4051 & 4061 Alvis Court.
APN 045-390-006, -007

File #:	SPU-2000-15
Area:	3.05 acres
Project:	Requesting Specific Plan Use Permit and lot line merger in order to construct a large warehouse with a depressed dock. The merger of the two lots into one will facilitate the design and development of the property.
Status:	Building Permits were issued on January 24, 2001. The building has been constructed and businesses are now operating.

26. JOHN DALY & CARL PELTON BUILDING

Owner:	John Daly and Carl Pelton 4151 Citrus Avenue Rocklin, CA 95677	Phone: (916) 624-1080
Applicant:	Frank D. Iturraran Construction 11400 N. Lower Sacto Road Lodi, CA 95242	Phone: (209) 365-7665
Zoning:	PD-LI (Light Industrial)	
Location:	4161 Citrus Avenue. APN 045-350-008	
File #:	SPU-2000-21	
Area:	0.96 acres	
Proposal:	The construction of a commercial building for a roofing contractor. The building will consist of 58,980 square feet of office space, and 1800 square feet of warehouse space.	
Status:	Specific Plan Use Permit (SPU-2000-21) was administratively approved on November 1, 2000. The building has been completed.	

27. SUNSET & WHTNEY SERVICE STATION

Owner:	Basati, Inc. Kirhal Basati 1384 Alvermaz Dr. San Jose, CA 95121	Phone: (925) 253-0053 Fax: (925) 425-5500
Applicant:	Lex Coffroth - Architect 9332 Laguna Lake Way Elk Grove, CA 95758	Phone: (916) 478-2788 Fax: (916) 478-2789

Zoning: C-2

Location: 2801 Sunset Blvd. at Northeast corner of Sunset Blvd. and Whitney Blvd.
APN 016-220-012

File #: DR-2004-25 and U-2004-15

Area: .404 acres

Proposal: Construct a new service station with convenience store; fuel islands with overhead canopy; underground fuel tanks; close (2) of (4) existing driveways; modify (1) existing driveway on Sunset Blvd; modify (1) existing driveway on Whitney Blvd.; install new landscaping per proposed plans.

Project was originally approved by the Planning Commission on October 16, 2001 under file #'s DR-2000-16 and U-2000-15. Entitlements expired on October 16, 2003, requiring the applicant to reapply for approval.

Status: Project is still pending.

28. ROCKLIN RETAIL CENTER (formerly Yamaha of Rocklin)

Owner: Cemo Commercial Phone: 916-933-2300
Ben Estacio
1107 Investment Blvd., Ste. 150
El Dorado Hills, CA 95762

Applicant: KMB Architecture, Inc. Phone: (916) 852-0985
Mitch Bjorgum
2339 Gold Meadow Way, Ste 110
Gold River, CA 95670

Zoning: C-2 (Retail Business)

Location: The project is located at the southwest corner of Pacific Street and Farron Street,
across from the Post Office.
APN 010-191-023

File #: U-2001-09, DR-2001-09/A, U-2003-15

Area: 2.5 acres

Proposal: The applicant is requested approval of a Design Review (DR-2001-09)
application to allow for the construction of a 22,000 square-foot commercial
building, on a 2.5-acre parcel. In addition, the applicant also requested approval
of a Conditional Use Permit (U-2001-09) to allow motorcycle sales and a service
dealership.

In August 2003 applicant requested a modification (DR-2001-09A) to the
originally approved design of the buildings (new design resulted in 19,468 total

sq. ft. of building) as well as a new Conditional Use Permit to allow for outdoor seating.

Status: The Planning Commission approved DR-2001-09 and U-2001-09 on September 18, 2001. The applicant submitted an application for DR-2001-09A on August 13, 2003. U-2001-09 expired on September 18, 2003. The Planning Commission approved DR-2001-09A on November 6, 2003.

29. LES SCHWAB TIRE CENTER

Owner: Parkside Plaza Properties Phone: (916) 624-0246
C/o George Ganiats
3020 Sunset Hill Road
Rocklin, CA 95677

Applicant: SFP-B Limited Partnership Phone: (541) 416-5166
C/o Mike Oxman
P.O. Box 667
Prineville, OR 97754

Zoning: C-2 (Retail Business)

Location: North of Sunset Boulevard on the westside of Pacific Street.
APN 010-191-025

File #: U-200-05, DL-2001-02, DR-2001-07

Area: 2.78 acres

Proposal: An application requesting approval of the following: 1) A Tentative Parcel Map to allow the division of an existing 6.533 acre parcel; 2) A Conditional Use Permit to allow a tire store (automotive repair); 3) A Design Review to allow construction of a 17,417 square-foot building.

Status: The City Council approved the project on March 26, 2002. The project is built.

30. BOULDER RIDGE CATV (STORAGE YARD)

Owner: Boulder Ridge CATV Phone: (916) 653-1267
"Starstream Communications"
4120 Citrus Avenue
Rocklin, CA 95677

Applicant: Dean Henderson Phone: (916) 652-1267
4120 Citrus Avenue
Rocklin, CA 95677

Zoning: PD-LI (Light Industrial)

Location: Rocklin Ranch Industrial Park, 4010 Alvis Court.
APN 045-390-014

File #: SPU(A)-2001-02 (administrative approval)

Area: 0.92 acres

Proposal: The applicant requested approval of an amendment to the originally approved Specific Plan Use Permit to allow an adjacent vacant lot to be fenced in for a storage yard that will support their already existing business.

Status: This application was administratively approved.

31. VERIZON WIRELESS ANTENNA AT SUNSET WHITNEY GOLF COURSE

Owner: Margaret N. Kaveney Phone: (916) 624-2612
4201 Midas Avenue
Rocklin, CA 95677

Applicant: Verizon Wireless / Kukulica & Associates Phone: (925) 699-1420
C/o Michelle Hightower
1729 Rutan Drive
Livermore, CA 94550

Engineer: Hammet & Edison, Inc. Phone: (707) 996-5200
Consulting Engineers
P.O. Box 280068
San Francisco, CA 94128

Zoning: OA (Open Area)

Location: Sunset Whitney Golf Course Country Club. 4201 Midas Avenue.
APN 030-140-009

File #: U-2001-08, DR-2001-15

Area: 185 acres

Proposal: Applicants are requesting approval of a use permit and design review application to allow for the installation of 6 panel antennas, enclosed inside of a false architectural feature made to look like the existing chimney attached to the roof of the clubhouse.

Status: The application was submitted on September 14, 2001. The Planning Commission approved the Use Permit and Design Review at the December 4, 2001 Public Hearing.

32. R.L. MILLER BUILDING

Owner: Raymond & Alina Miller Phone: (916) 652-0955
3996 Bankhead Road
Loomis, CA 95650

Applicant: Same as above

Engineer: Carlton Engineering Phone: (530) 677-5515
3932 Ponderosa Road
Shingle Springs, CA 95682

Zoning: PD-LI (Light Industrial)

Location: 4071 Alvis Court.
APN 045-390-008

File #: SPU-2001-03

Area: 1.52 acres

Proposal: A Specific Plan Use Permit to allow construction of a one-story office/warehouse building with approximately 8,400 square-feet dedicated to warehouse and 1,200 square-feet dedicated to office.

Status: The application was closed.

33. LOT 2 – ROCKLIN RANCH

Owner: The Shaw 1989 Revocable Trust Phone: (925) 682-4830
P.O. Box 907
Concord, CA 94522

Applicant: Comstock Johnson Architects Phone: (916) 362-6303
Attn: Phil Johnson
10304 Placer Lane, Suite A
Sacramento, CA 95827

Zoning: PD-LI (Light Industrial)

Locations: Rocklin Ranch Industrial Park. 4021 Alvis Court.
APN 045-390-021

File #: SPU-2002-02

Area: 2.15 acres

Proposal: An application to approve a Specific Plan Use Permit to allow for the construction and operation of two one-story office/warehouse buildings. Building 'A' will include approximately 4,218 square feet of office space and

9,842 square feet of warehouse space. Total building area of Building 'A' is approximately 14,060 square feet. Building 'B' will include approximately 5,717 square feet of office space and 13,338 square feet of warehouse space. Total building area of Building 'B' is approximately 19,055 square feet.

Status: The application was received on June 4, 2002. The project was approved on August 20, 2002 and is now built.

34. K&M BUILDING MATERIALS

Owner: Frank Andrews, Jr. Phone: (916) 630-2102
4500 Pacific Street #B
Rocklin, CA 95667

Applicant: Keith Perrine or Marty McCortney Phone: (530) 320-8365
4320 Pacific Street
Rocklin, CA 95677

Zoning: PD-LI (Light Industrial)

Location: 4320 Pacific Street.
APN 045-020-004

File #: DR-2002-14

Area: 1.9 acres

Proposal: Approval of a Design Review for a 384 square-foot building on a 1.9-acre site.

Status: The project was approved on March 18, 2003.

35. KNIESELS AUTO BODY

Owner: Pico Ranch, Inc Phone: (408) 248-8600
3707 Williams Road, Suite #202
San Jose, CA 95117

Applicant: Sierra Olympus Phone: (916) 791-5385
Attn: Steven Brown
8265 Sierra College Boulevard, Suite 300
Roseville, CA 95661

Zoning: PD-LI (Light Industrial)

Location: 4680 & 4690 Pacific Street.
APN's 010-010-020, 021

File #: U-2002-06, DR-2002-18

Area: 2.45 acres

Proposal: The applicant is requesting approval of a use permit to allow Auto Collision Repair, and Design Review approval to construct a parking lot over an existing vacant Lot C.

Status: The application was received on June 28, 2002 and was approved by the Planning Commission on December 17, 2002.

36. DAWSON OIL CO. – CARWASH

Owner: Dawson Oil Company Phone: (916) 624-8284
P. O. Box 360
Rocklin, CA 95677

Applicant: Dawson Oil Company Phone: (916) 624-8284
Kasey E. Fray
P. O. Box 360
Rocklin, CA 95677

Zoning: Planned Development; Light Industrial (PD LI)

Location: Northwest corner of Pacific Street and Delmar Avenue.
A portion of APN#045-001-080

File #: DR-2003-09

Area: .97 acre (42,466 sq. ft.)

Proposal: Request approval of a design review to construct a 1545 s.f. carwash (Public) and provide Truck/Tanker parking (private – an extension of the established company located across Pacific Street) on the parcel described above.

Status: The project was approved by the Planning Commission on December 2, 2003.

37. PACIFIC CENTER BUSINESS CENTER

Owner: Parkside Plaza Properties Phone: (916) 627-0246
3020 Sunset Hill Rd Fax: (916) 624-8738
Rocklin, CA 95677

Applicant: KMB Architecture Phone: (916) 673-3333
111 Woodmere Rd., Ste. 250 Fax: (916) 673-3334
Folsom, CA 95630

Zoning: C-2

Location: 5160 Pacific Street (Pacific & Sunset)

File #: U-2004-13, DR-2004-09 & DL-2004-07

Area: 3.751 acres

Proposal: Approval of Design Review to construct a retail/commercial/auto service business park. Center includes 5 buildings totaling 32,200 +/- sq. ft.

Status: The project is still pending.

38. DAWSON OIL COMPANY TRUCK YARD

Owner: Mel Dawson, Inc.
Dawson Oil Company
P. O. Box 360
Rocklin, CA 9567
Phone: (916) 624-8284
Fax: (916) 632-3406

Applicant: SAME AS ABOVE

Zoning: PD-LI

Location: 4325 Pacific Street, west of carwash
APN # 045-010-080

File #: DR-2004-23

Proposal: Proposed truck parking yard - no building.

Status: Project is still pending.

39. FILNER CONST. PARCEL MAP

Owner: FCI Partners I, LLC
4470 Yankee Hill Rd., Ste. 200
Rocklin, CA 95677
Phone: (916) 624-1985
Fax: (916) 625-0911

Applicant: Sean Barry/Steve Ourada
C/o Ourada Engineering
3111 Sunset Blvd., Ste. L
Rocklin, CA 95677
Phone: (916) 624-1221
Fax: (916) 624-1232

Zoning: PD-LI

Location: Yankee Hill Road
APN # 010-010-024

File #: DL-2004-06

Area: 3.78 acres

Proposal: Request for approval to divide parcel one into two parcels, parcel 1A and 1B.

Status: The Planning Commission approved the project on October 5, 2004.

40. OLD HIGHWAY 40 BUSINESS PARK (Parcel 4)

Owner: Yankee Hill Partners I, LLC Phone: (916) 624-1985
4470 Yankee Hill Rd., Ste. 200 Fax: (916) 625-0911
Rocklin, CA 95677

Applicant: RHL Design Group, Inc. Phone: (916) 771-2555
Jennifer L. Krauter Fax: (916) 771-9255
3001 Douglas Blvd., Ste. 210
Roseville, CA 95661

Zoning: PD-LI

Location: 4410-4450 Yankee Hill Road
APN # 010-010-005

File #: DR-2004-26

Area: 3.8 Acres

Proposal: Request for approval of Design Review to construct two (2) 10,000 SF light industrial buildings plus six (6) 5,000 SF light industrial buildings. All buildings are estimated at 25% office use and 75% warehouse use. The development consists of 3.8 acres. The balance of the development was previously reviewed and approved under Design Review DR-2002-24.

Status: Project is still pending.